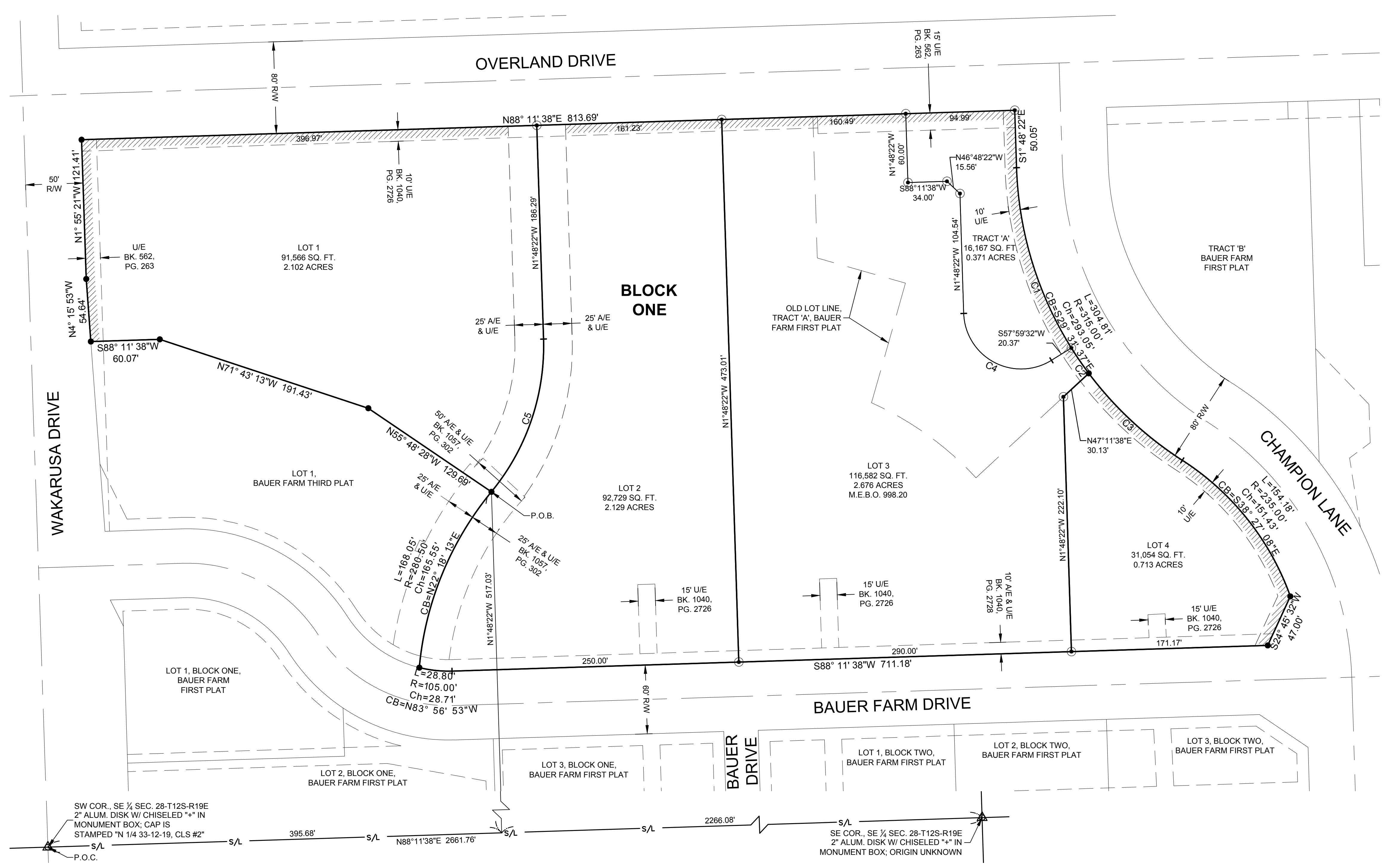


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LEGAL DESCRIPTION:

TRACT 'A' OF BAUER FARM FIRST PLAT AND AN UNPLATTED TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 28, THENCE NORTH 88°11'38" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 395.68 FEET; THENCE NORTH 1°48'22" WEST, 517.03 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT ONE, BAUER FARM THIRD PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 55°48'28" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 129.69 FEET; THENCE NORTH 71°43'13" WEST, ALONG SAID NORTH LINE, 191.43 FEET; THENCE SOUTH 88°11'38" WEST, ALONG SAID NORTH LINE, 60.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF WAKARUSA DRIVE; THENCE NORTH 4°15'53" WEST, ALONG SAID EAST RIGHT-OF-WAY, 54.64 FEET; THENCE NORTH 1°55'21" WEST, ALONG SAID EAST RIGHT-OF-WAY, 121.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OVERLAND DRIVE; THENCE NORTH 88°11'38" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, 813.69 FEET TO THE NORTHEAST CORNER OF TRACT 'A', BAUER FARM FIRST PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF CHAMPION LANE; THENCE SOUTH 1°48'22" EAST, ALONG SAID WEST RIGHT-OF-WAY, 50.05 FEET; THENCE, ALONG A CURVE TO THE LEFT AND SAID WEST RIGHT-OF-WAY, HAVING A RADIUS OF 315.00 FEET, A CHORD BEARING OF SOUTH 29°31'37" EAST AND A CHORD LENGTH OF 293.05 FEET, FOR AN ARC DISTANCE OF 304.81 FEET; THENCE, ALONG A CURVE TO THE RIGHT AND SAID WEST RIGHT-OF-WAY, HAVING A RADIUS OF 235.00 FEET, A CHORD BEARING OF SOUTH 38°27'08" EAST AND A CHORD LENGTH OF 151.43 FEET, FOR AN ARC DISTANCE OF 154.18 FEET; THENCE SOUTH 24°45'32" WEST ALONG SAID WEST RIGHT-OF-WAY, 47.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BAUER FARM DRIVE; THENCE SOUTH 88°11'38" WEST, ALONG SAID NORTH RIGHT-OF-WAY, 711.18 FEET; THENCE, ALONG A CURVE TO THE RIGHT AND SAID NORTH RIGHT-OF-WAY, HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING OF NORTH 83°56'53" WEST AND A CHORD LENGTH OF 28.71 FEET, FOR AN ARC DISTANCE OF 28.80 FEET TO THE SOUTHWEST CORNER OF LOT ONE, BAUER FARM THIRD PLAT; THENCE, ALONG A CURVE TO THE RIGHT AND THE EAST LINE OF SAID LOT 1, HAVING A RADIUS OF 280.50 FEET, A CHORD BEARING OF NORTH 22°18'13" EAST AND A CHORD LENGTH OF 165.55 FEET, FOR AN ARC DISTANCE OF 168.05 FEET TO THE POINT OF BEGINNING. CONTAINS 7.991 ACRES, MORE OR LESS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "BAUER FARM SIXTH PLAT" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "PUBLIC ACCESS AND UTILITY EASEMENT" OR "A/E & U/E."

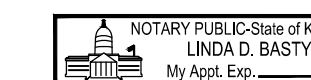
MICHAEL L. TREANOR, MANAGER
FREE STATE GROUP, LLC

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MICHAEL L. TREANOR, MANAGER OF FREE STATE GROUP, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.



NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREAS OF DOUGLAS COUNTY

ASSOCIATED PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS

SCOTT McCULLOUGH, DIRECTOR, PLANNING & DEVELOPMENT SERVICES

BRYAN CULVER, CHAIR

RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS

MICHAEL DEVER, MAYOR

DIANE TRYBOM, ACTING CITY CLERK

REVIEWED IN COMPLIANCE WITH K.S.A.58-2005

MICHAEL D. KELLY, P.L.S. #869, DOUGLAS COUNTY SURVEYOR

FILING RECORD:

STATE OF KANSAS
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS _____ DAY OF _____, 2014, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____ PAGE _____.

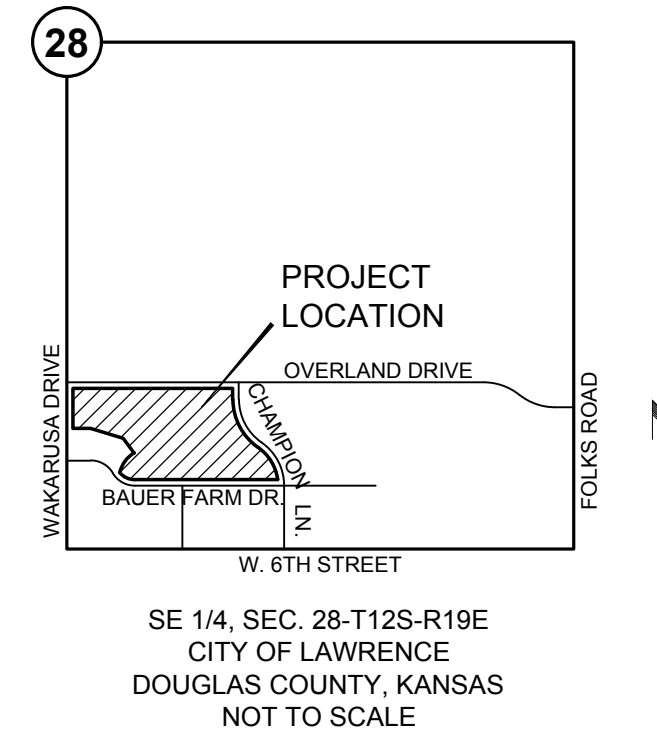
KAY PESNELL, REGISTER OF DEEDS

**A FINAL PLAT OF
BAUER FARM
SIXTH PLAT**

A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

SE 1/4, SEC. 28-T12S-R19E

LOCATION MAP:



MONUMENTATION:

- SET: 1/2" x 24" IRON BAR W/ *PLS 889* CAP
- FOUND: 1/2" IRON BAR W/ *PLS 610* CAP
- ▲ FOUND: SECTION CORNER, SIZE, CONDITION AND ORIGIN, AS NOTED

LEGEND:

- (CM) CALCULATED FROM MEASUREMENT
- (P) PLATTED DIMENSION
- (M) MEASURED DIMENSION
- (RW) RIGHT-OF-WAY
- A/E PUBLIC ACCESS EASEMENT
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- ACCESS PROHIBITED

NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS BAUER FARM FIRST PLAT.

ERROR OF CLOSURE = 1:3,960,453

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____.

THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(k).

ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv).

PER FEMA MAP NUMBER 20045C0156D, LAST REVISED AUGUST 5, 2010, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA".

SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.

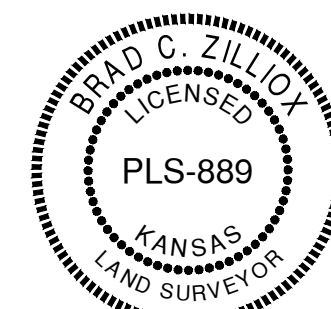
TRACT 'A' WILL BE A PRIVATELY OWNED, DEDICATED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE OR MAINTENANCE BY OWNERS ASSOCIATION.

NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	166.67'	317.43'	164.77'	S16° 50' 57"E
C2	26.88'	312.85'	26.87'	S34° 26' 42"E
C4	104.90'	50.00'	86.69'	S61° 54' 25"E
C5	143.79'	199.62'	140.71'	S18° 49' 50"W

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN JANUARY, 2014. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLOX, P.L.S. #889
LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
785.843.7530

